



STAFF REPORT

TO: HISTORIC PRESERVATION COMMISSION
DATE: May 22, 2003
FROM: Debbie Abele, Historic Preservation Officer (HPO)
Don Meserve, Preservation Planner, Preservation Division
RE: Case Number **3-HP-2003**
Eriksson Residence Certificate of Appropriateness

REQUEST: Approve Certificate of Appropriateness for site plan and elevations for the Eriksson Residence on a historic property.
LOCATION: South of Indian School Road and West of Marshall Way at 7037-7041 E. 1st Avenue
APPLICANT/OWNER: Jimmy Eriksson, 480-941-1414
ARCHITECT/DESIGNER: Doug Sydnor Architects and Associates, Inc., 480-423-1800
STAFF CONTACT: Don Meserve, Preservation, 480-312-2523

BACKGROUND

- City Council zoned the property HP (Historic Property overlay) in July 2002 and placed Adobe Apartments on the Scottsdale Historic Register. C-2 (Central Business) is the underlying zoning.
- The HP district gives the option of design review to either the Development Review Board or the Historic Preservation Commission (HPC) depending upon whether the historic or development review aspects dominate the request.
- The Historic Preservation Officer and the Zoning Administrator have determined that the historic aspects dominate the proposed application and therefore the HPC should review the design and determine whether the applicant will receive a Certificate of Appropriateness for the proposed addition to a historic property.
- In making its decision, the HPC will need to consider the approved Design Guidelines in the Historic Preservation Plan.

DESCRIPTION OF DESIGNATED PROPERTY

The Adobe Motor Apartments consists of five small adobe buildings connected by wood room additions that were once carports. The complex is arranged around a central garden area in a quiet business district of small retail shops and offices in downtown Scottsdale. Built in the early 1950s to serve as rental units, the property is considered historically significant for its association with Scottsdale's development as a major tourist destination during decades following World War II. Although modest in its design and construction it is also significant for its representation of local vernacular building traditions, which was typical of the community's early growth and development. The use of adobe and wood materials continued the practice of western-styled building, a distinguishing feature of the Scottsdale downtown during this time. Its intact arrangement and layout retains the feel of the fifties motor court which proliferated in association with the Western expansion of tourism in the postwar period.

CHARACTER-DEFINING FEATURES:

- U-shaped layout of buildings opening onto the street
- Simple rectangular forms
- Broad-side low-pitched roof with exposed rafters
- One-story height
- Adobe exterior walls
- Wood window, doors and infill panels
- Lintels used to define building openings

PROPOSED WORK

The owner proposes to construct a two-story residence at the rear of the complex in the southeast corner. A non-historic 404 square foot storage shed currently at this location will be demolished. The massing of the 1518 square foot house is divided into two rectangular portions. Each portion is similar in proportion to the width and depth found on the historic adobe buildings. One segment has a hipped roof and it directly abuts the southernmost historic adobe building along its east side elevation, requiring the removal of the gable end of the roof at this location. The dwelling also directly abuts the south side elevation of the eastern historic adobe building, 7041 East First Avenue, also requiring removal of a portion of the roof overhang at this location.

The eastern segment of the house has a flat roof. It essentially occupies the alley (paved driveway) space behind and to the east of the 7041 building. This part of the dwelling has a garage on the first floor and living space on the second level. It directly abuts approximately a third of the rear elevation of the 7041 building requiring the removal of roof eave and rafters. In front of the garage is an open carport with a gate at its entrance. The roof of the carport extends above the roof of the historic adobe building allowing the roof eaves to remain intact. Two levels of roof terraces connected by stairs will be erected on top of the carport and garage. To screen the roof terraces, a colored concrete block screen wall will be constructed that extends approximately half the length of the lot along the east property line. This solid wall is 24.5 feet high at the rear of the lot, stepping down to 18 feet at the carport location. Two freestanding square painted wooden trellises (ramadas) will be constructed in the courtyard, immediately north of the southernmost adobe building, located on either side of the centerline axis of the U-shaped plan of the complex.

The materials used on the walls of the dwelling include concrete masonry block, stained tan, and synthetic panels scored in a pattern similar to that found on the plywood panels of the adobe building. The hipped roof will be sheathed in red asphalt shingles and trimmed with wood fascia. Stair and terrace railings are to be painted metal. There will be a painted wood entry gate at the house's main entrance with a sliding glass entry door. A single leaf glass door with divided lights, similar to those found on the adobe buildings will provide access to the upper story balcony. The garage doors will be painted flush metal panels.

PROJECT COMPONENTS TO BE CONSIDERED AS PART OF THE APPROVAL

1. Impact of new construction upon character-defining features of the building complex
2. Location of new construction
3. Height of new dwelling (main portion and garage addition)
4. Form of the new dwelling (roof shape, layout, massing, proportions)
5. Materials of new dwelling
6. Exterior building elements of new dwelling
7. Screen Wall (height, materials)
8. Roof Terraces (form, materials)
9. Ramada structure (location, form, materials)

SELECTED DESIGN GUIDELINES from Adobe Apartment HP Plan, Approved 10/03/02:
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1. Alterations to the historic buildings should be minimized so as to retain the historic scale and massing that makes the complex representative of the town's early building tradition.
2. Maintain the slope, orientation and exposed rafters of the historic roof.
New construction should be sited such that it does not disrupt the historic U-shaped layout of the buildings.
8. When construction abuts an existing historic building a clear definition of the transition between old and new should be established and maintained. The transitional element may be distinguished by its form or the use of neutral materials that distinctly differentiates the new construction.
9. The proportions of new construction should correspond to the width and depth of the existing buildings.
10. The exterior materials of new construction should be of wood, adobe or masonry construction with a similar unit size as the existing adobe bricks.
11. The solid to void pattern of openings on new construction should relate to the solid to void pattern of openings on the existing buildings.

POSSIBLE ACTIONS for GRANTING a CERTIFICATE OF APPROPRIATENESS for the Eriksson Residence project:

- Approve as submitted with reference to how the project meets the guidelines
- Approve selected elements, deny others, referencing relevant design guidelines for decision
- Approve with stipulations
- Continue to allow for additional work or information to be provided
- Deny as submitted with reference to how the project does NOT meet the guidelines

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Preservation Planner
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ATTACHMENTS: #1-HPC/DR Design Review Determination
 #2-Project Narrative from Applicant
 #3-Location map – Color Aerial
 #4-Site Plan
 #5-Elevations
 A- Planning & Development Services Staff Technical Stipulations
 B-Ordinance Requirements